



**State Environmental Policy Act SEPA**  
**Mitigated Determination of Non-Significance (MDNS)**  
**File# SEP-22-0017**  
**SPL-22-0013**

**Date of Issuance:** October 27, 2022

**Lead Agency:** City of Walla Walla Development Services

**Agency Contact:** Lisa Wasson-Seilo, Planner  
Lwasson-seilo@wallawallawa.gov, 509-524-4717

**Description of Proposal:** The applicant is requesting short plat approval to subdivide the subject parcel of approximately 1.1 acres into six (6) residential lots. The resulting lots will range in size from approximately 5,100 sq. ft. to 9,435 sq. ft.

**Location of Proposal:** 136 Laurel Street. (APN# 360722560075)

**Proponent:** Reese Robinson and Nikki La Chappelle, 136 Laurel Street, Walla Walla, WA 99362

The City of Walla Walla Development Services has determined that this proposal is unlikely to have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). We have reviewed the applicant's Environmental Checklist and the following existing environmental documents: Walla Walla Comprehensive Plan Final Environmental Impact Statement (FEIS), issued May 22, 2018 and Walla Walla Comprehensive Plan - Walla Walla 2040, Ordinance 2018-15, adopted June 13, 2018. The relevant content of these documents is briefly described as an environmental impact statement for the Walla Walla urban growth area which evaluates proposed actions, alternatives, and environmental impacts of activities allowed by the Walla Walla Comprehensive Plan & Environmental Impact Statement.

This determination is based on the following findings of fact and conclusions of law:

**FINDINGS OF FACT:**

1. Application filing date: August 8, 2022
2. Date that application was determined to be substantially complete: September 22, 2022.
3. Description of proposed action: **The applicant is requesting short plat approval to subdivide the subject parcel of approximately 1.1 acres into six (6) residential lots. The resulting lots will range in size from approximately 5,100 sq. ft. to 9,435 sq. ft.**
4. Comprehensive plan map designation for the location: Residential.
5. Zoning map designation for the location: Neighborhood Residential.
6. A Notice of Application utilizing the optional DNS process was issued on September 28, 2022, with a comment period ending on October 17, 2022.  
Comment letter(s) received from the following:
  1. Washington State Department of Archaeology and Historic Preservation (DAHP), October

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12, 2022.

2. Washington State Department of Ecology, October 13, 2022.

### CONCLUSIONS OF LAW:

Staff has concluded that a Mitigated Determination of Non-Significance (MDNS) shall be issued. This determination is based upon the environmental checklist and its attachments, public comments received, and other information on file. The MDNS is supported by Plans and regulations formally adopted by the City for the exercise of substantive authority under SEPA. The MDNS also takes note of the extent to which many local, State and Federal regulations and permit requirements will govern the project to mitigate its potential impacts, in accordance with WAC 197-11-158 and RCW 43.21C.240. The following are City adopted goals and policies which support the MDNS:

**Community Character Policy 1.1** Use the land use code and design guidelines to ensure that new development reinforces and is guided by the character of existing land use patterns and the architectural attributes of the applicable character areas.

**Land Use Policy 1.1** Accommodate new residential and commercial development in areas with available infrastructure and services.

**Land Use Policy 1.3** Encourage infill development that provides additional housing within the city.

**Land Use Policy 1.4** Review new development proposals to ensure they support the objectives of the Comprehensive Plan such as land use, transportation, community character, historic preservation, and sustainability.

**Land Use Policy 3.7** Support a variety of housing types such as tiny homes, duplexes, multi-family development, cottage housing, and single family residential.

**Land Use Policy 4.1** Balance commercial, industrial, and residential development with the conservation of natural resources and open space by directing growth to areas already served by infrastructure.

**Land Use Policy 4.4** Ensure that new subdivisions and housing development retains natural qualities including topography, natural features, and native vegetation to minimize impacts to the surrounding ecosystem. Retaining or restoring riparian woody vegetation should be a priority.

**Land Use Policy 5.2** Ensure that new subdivisions and housing are designed to accommodate pedestrian and bicycle access within the development and to nearby community facilities and amenities such as schools, parks, shopping areas, transit corridors, and employment centers.

### CONCLUSIONS OF THE RESPONSIBLE OFFICIAL:

The Responsible Official has determined that the proposal does not have a probable significant impact on the environment, and an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c), only if the following conditions are met. This decision was made after

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review of a completed environmental checklist, other information on file with the City of Walla Walla, and existing regulations. This information is available to the public on request. The mitigation measures are required as authorized under the substantive authority of SEPA in accordance with the guidelines contained in Chapter 21.08 WWMC and shall be implemented by the Applicant:


1. The applicant shall prepare an Inadvertent Discovery Plan (IDP) and prepare the construction crews, for the construction and development of the site/project, of the possibility of encountering archeological material during ground disturbing activities, per the Washington State Department of Archaeology and Historic Preservation (DAHP) letter, dated October 12, 2022. Once completed, the IDP should always be kept at the project site during all project activities. All staff, contractors, and persons on site should be familiar with its contents and know where to find it.
2. Per the Washington State Department of Ecology's letter, dated October 13, 2022, the applicant shall be aware that if soil disturbance exceeds one acre, including right-of-way work, a Construction Stormwater General Permit from the Department of Ecology shall be required.

This Mitigated Determination of Non-Significance (MDNS) is issued after using the optional DNS process as outlined in WAC 197-11-355. The Notice of Application with Optional Threshold Determination was issued on September 28, 2022, with a comment period that ended on October 17, 2022. There is no further comment period on this proposal.

**Responsible official:** J Preston Frederickson, Director

**Address:** City of Walla Walla Development Services  
55 E. Moore Street  
Walla Walla, WA 99362

**Issue Date:** October 27, 2022

**Signature:**  **Date:** October 27, 2022

Appeal information is addressed in City of Walla Walla Municipal Code (WWMC) 21.08.170. Appeal rights are outlined within WWMC Chapter 20.38 and other code provisions referenced therein. Please contact City of Walla Walla Development Services at (509) 524-4710 to read or obtain a copy of this section of the Municipal Code.

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